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**TESTIMONY TO THE COMMITTEE ON THE JUDICIARY
IN SUPPORT OF HB 6620 AN ACT CONCERNING CONDOMINIUMS AND
COMMON INTEREST OWNERSHIP COMMUNITIES.**

March 25, 2011

Good morning Senator Coleman, Representative Fox, and members of the Committee on the Judiciary. I am Elizabeth Ritter and I am the State Representative from the 38th District, representing the Towns of Waterford and Montville. I write in support of HB 6620 AN ACT CONCERNING CONDOMINIUMS AND COMMON INTEREST OWNERSHIP COMMUNITIES.

Most particularly I am writing in support of Section 9 of the bill (LCO #4820). This section comes from recent legislation that inadvertently requires the members of a homeowners association who own free-standing units to bear the costs of additional insurance required for units that share walls. It is my understanding that there are some, but not a large number, of developments across the state that are affected in this way. Section 9 seeks to remedy this situation. This problem was first brought to my attention when a constituent resident of Beechwood Commons, a community in the Town of Waterford, came to me to discuss the increases in her insurance bill as a result of the recent change.

Condominium law is often confusing, and I very much appreciate the work the committee has put into this section of the bill. It restores basic fairness in allocation of insurance liability to the residents of the entire community and I urge you to act favorably. I am happy to discuss this with you any time, and I thank you for your consideration.